

Rochester Land Bank Corporation

Annual Meeting Minutes

October 15, 2015

City Hall, Rm. #223-B

30 Church Street,

Rochester, NY 14614

Board Members Present: Andrea Guzzetta, , Gary Kirkmire, Dana Miller, George Parker, Kate Washington, Carol Wheeler

Board Members Absent: Kim Jones

Non-Board Members Present: Maritza Mejias, Rianne Mitchell, Kathy Sheets, Scott Smith

A quorum was reached and the meeting was called to order at 3:55 pm by Carol Wheeler, Board Chair.

Dana Miller made a motion that the board enter executive session to discuss real estate sale negotiations. Kate Washington seconded the motion. The board voted to enter executive session. The board returned to public session at 4:09 pm. Carol Wheeler then opened the discussion of the Resolution authorizing the sale of property that may be acquired at the tax foreclosure auction. Kate Washington noted that the resolution included language indicating a finite number of housing units to be constructed and an imprecise definition of "affordable housing." Kathy Sheets suggested the insertion of the word "approximately" before the number of units and language defining the units as "meet[ing] the affordability guidelines set out in the City Charter." Kate Washington moved that the resolution be approved with those collections. Gary Kirkmire seconded the motion. The board voted to approve the resolution.

The minutes from the last meeting were distributed. Gary Kirkmire moved that the minutes be approved Dana Miller seconded. The motion was approved by the board.

Scott Smith then offered the legal opinion regarding 44 Aldine Street the Board Chair had requested at the previous meeting. He recommended that, if the property could not be rehabilitated and sold to an owner-occupant by the Land Bank's development partner, the Land Bank should exercise the "reverter" clause in the deed and reacquire the property. Gary Kirkmire asked about the costs incurred by the RHDFC since the property has been in their ownership. Kathy Sheets noted that while the clause did not make provisions for reimbursement of costs, she would ask the RHDFC for an accounting of their holding costs. Regarding 43 Sterling Street, Scott Smith indicated that since the Land Bank had never been in the chain of title, the RHDFC was free to make whatever disposition arrangements it chose.

The meeting was adjourned at 4:21 pm.

ATTEST: 
George Parker - Secretary, Rochester Land Bank Corporation